



Welwyn Park Avenue, Hull HU6 7DN

welcome to

Welwyn Park Avenue, Hull

Notice Of Offer

Property Address: 186 Welwyn Park Avenue

We advise that an offer has been made for the above property in the sum of £85,000. Any persons wishing to increase on this offer should notify the



Entrance Hall

With a door to the front leading into the property, stairs to the upper floor and a radiator.

Lounge/ Dining Area

20' 6" x 14' 1" (6.25m x 4.29m)

With a feature fireplace, a radiator and a double glazed window to the front.

Kitchen

10' 11" x 7' 10" (3.33m x 2.39m)

Housing a fitted kitchen with a range of wall and base units, work surfaces, a sink and drainer unit, plumbing for a washing machine, space for a cooker, space for a fridge freezer, a radiator and a window.

Bedroom 1

11' 8" x 8' 2" (3.56m x 2.49m)

With a radiator and a double glazed window to the front.

Bedroom 2

9' 7" x 8' 1" (2.92m x 2.46m)

With a radiator and a double glazed window to the rear.

Bedroom 3

6' 11" x 2' 9" plus recess (2.11m x 0.84m plus recess)

With a double glazed window to the front.

Bathroom

With a wash hand basin and a bath.

WC

With a WC



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welcome to

Welwyn Park Avenue, Hull

- Chain Free
- Driveway
- Three bedroom house
- Local amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£80,000



directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA120125 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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